

Courtesy Of Sarah L Lizee Of RE/MAX Elite

\$445,000 - 3 Caledonia Drive, Leduc

MLS® #E4427327

\$445,000

5 Bedroom, 3.00 Bathroom, 1,300 sqft
Single Family on 0.00 Acres

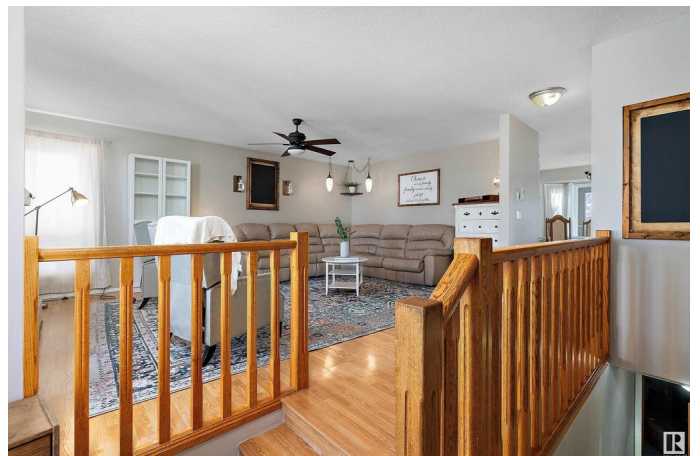
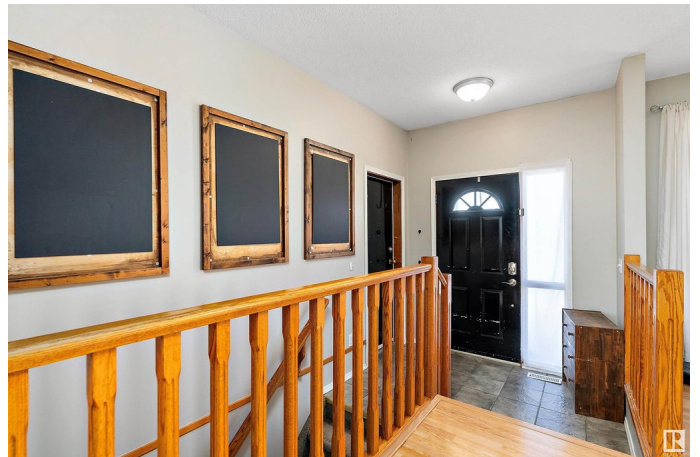
Caledonia, Leduc, AB

Beautifully maintained and spacious, this Caledonia home is just a short walk from schools, the Leduc Rec Centre, and scenic walking paths. Offering five large bedrooms and three bathrooms, it provides ample space for family living. The upper floor features a spacious entryway that leads to a large living room with a wood-burning fireplace. This floor also has a bright, open kitchen with abundant counter and cupboard space, plus a charming eat-in dining nook that opens to a large backyard—complete with a dog run. Rounding out the upper level is a full bathroom and three generously sized bedrooms, including a primary suite with a full ensuite. Downstairs, the fully finished basement boasts a massive rec room, two additional bedrooms, a full bathroom, a large laundry room, and plenty of storage. Additional highlights include an attached double garage, air conditioning, and updated shingles, hot water tank, and appliances within the last 10 years. This home has it all!

Built in 1988

Essential Information

MLS® #	E4427327
Price	\$445,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,300
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 Caledonia Drive
Area	Leduc
Subdivision	Caledonia
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6E7

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 25th, 2025
Days on Market 6
Zoning Zone 81

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Listing information last updated on March 31st, 2025 at 7:47pm MDT